

Testhouse Relocation Proposal
Acton Historical Commission
January 14th, 2010

Our initial submission focused around the relocation of the circa 1860 structure that originally served as the office for the powdermills, a building that later served as a testhouse for the company to ensure quality control.

We were encouraged by the Board of Selectmen to find a different location that would preserve the structure and provide a need to the Town of Acton. In response to this request, a site on the edge of the Town's Sewerage Treatment property was selected at a location of approximately 293 Old High Street. Doug Halley has visited the area and feels that it would be appropriate to place the building at that location. He has a need for additional space and this building meets his requirements.

This site also lends itself to moving the Office/Testhouse back onto a section of road that presently contains the largest grouping of structures that were associated with the manufacture of Black Powder in South-East Acton.

Our submission, as noted, was approved by the Board of Selectmen. Since that time, William Dickinson, a member of our commission and a architect by profession, provided further insight into the costs and the following are his estimates. Our earlier figures were based on a series of telephone calls to different tradesmen and associates. In addition, Roland had advised us that Community Preservation Funding has limits of application. We believe that the current submission meets these requirements.

Professional fees and permits and administration - \$10,000

The State Building Code requires a series of documents so that the Building Department, Board of Health, Fire Department and Planning Department have the ability to review the proposal to ensure that the finished project meets state and local minimum codes. We have been advised that the Town needs to pay the prevailing wage; therefore, our estimates for the several portions of this proposal attempt to meet that requirement. It has been suggested by Dean Charter that a lump sum of \$10,000 dollars be included for this purpose.

Site Development - \$3,000 clear land and provide parking

Foundation - \$7,000 – provides for a 4' footing with a crawlspace below

Preparation of Testhouse– Leo Bertolami has indicated he will prepare the structure for moving. This would require removing the rear addition of the building and I feel that the interior should be stripped of wallboard, ceiling tile, floor covering and the rear wall closed in prior to the move.

Moving the Testhouse - \$15,000

Building movers do not seem plentiful. Yankee Building Movers of Chichester, New Hampshire provided a quote of \$15,000 to \$20,000 over the phone without seeing photos or the building. This amount was to move the structure to the 110 Main Street location, the new site on Old High Street would take considerably less time since it is only about ½ mile.

Restoration - \$16,000.


Patch/replace exterior trim and siding	\$8,000
Reroof, shingle mansard and EDPM on flat area	\$3,500
Window repair replace missing windows, caulk	
And weatherstrip existing windows	\$2,500
Paint exterior clapboards and trim	\$2,000

Summary

Engineering and permits	10,000
Site development	3,000
Foundation	7,000
Rigging and moving structure	15,000
Repairs	16,000
Utilities	5,000
Total cost	56,000

In submitting this proposal, I would like to thank Roland Bartl of the Planning Department along with his staff for their input and assistance with the information and insight into the process to be followed. The Board of Selectmen for the opportunity and time to prepare the project and Terra Freidricks who has provided many suggestions during this process. Doug Halley of the Board of Health for the interest he has shown in trying to preserve a part of Acton's past while encouraging us to move forward while the building is still available and see if we can preserve it. Additionally, there are the members of the Acton Historical Commission, each with their own area of expertise that makes a project come together.

Respectfully submitted,


William A. Klauer



The proposed location is near the intersection of High and Old High Street on the edge of the filtration fields for the Sewerage Treatment Plant, the approximate street number is 293 High or Old High Street, the parcel is on the Town Atlas as Map J-3, Parcel 33.